

ORDINANCE #0-85-2

ZONING ORDINANCE TO PROMOTE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY, AND DESIGNED TO LESSEN CONGESTION IN THE STREETS, TO SECURE SAFETY FROM FIRES AND OTHER HAZARDS, TO PROVIDE ADEQUATE LIGHT AND AIR, PREVENT THE OVERCROWDING OF LAND, AVOID UNDUE CONCENTRATION OF POPULATION, AND FACILITATE ADEQUATE PROVISION OF TRANSPORTATION, WATER, SEWERAGE, SCHOOL, PARKS AND OTHER PUBLIC REQUIREMENTS TAKING INTO CONSIDERATION THE CHARACTER OF THE SEVERAL DISTRICTS AND THEIR SIMILARITY FOR PARTICULAR USES WITH A VIEW OF CONSERVING THE VALUE OF BUILDINGS AND ENCOURAGING THE MOST APPROPRIATE USE OF LAND THROUGHOUT THE COMMUNITY.

WHEREAS, studies conducted by the City Planning Committee of the City of Somerset, Texas, indicate that zoning is appropriate and should be enacted and said Committee has so recommended; and

WHEREAS, the State Legislature has enacted laws providing for and empowering the legislative body of said city to adopt zoning regulations, and from time to time to amend, supplement, or change such regulations; and

WHEREAS, due notice was published of public hearings to be held in relation to proposed zoning of the City of Somerset, Texas; and

WHEREAS, said public hearings were held on the 23rd day of May, 1985, at 7:00 P.M., and on the 6th day of June, 1985, at 7:00 P.M., in the City Council Chamber of the City Hall before the City Council, jointly with the City's Planning Committee, at which time parties in interest and citizens appeared and were heard in regard to said proposed zoning regulations and their remarks were duly considered; and

WHEREAS, the City Council has received the aforementioned final report from the City Planning Committee and has duly considered the same; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOMERSET:

1. SCOPE OF ORDINANCE

The provisions of this ordinance shall not apply to property belonging to or used by the city, or to property used to provide utilities. In the erection of building or other structures, they are to conform in architectural design or otherwise as nearly as possible to the buildings permitted in the zoning district in which they are erected. The provisions of this ordinance shall, likewise, not apply to buildings of the county, state or federal agencies, except, however, in those cases to which the land is not owned by the county, state or federal agency, in which case applicable zoning is required.

2. \*Commercial Class B shall include retail stores, such as grocery stores, drug stores, clothing stores, ice houses, restaurants, cafes, service stations, etc., but not to include any type of heavy commercial or industrial business. Such business shall extend to a depth of not more than 200 feet on either side of

the street, measured from the center line of said street. Areas included in the Class B Zone are included in Attachment 1.

3. \*Industrial Class I shall include all heavy-type commercial and industrial businesses, including manufacturing, storage and sales of heavy equipment not consumed by the general public. Such businesses shall extend to a depth of not more than 200 feet on either side of the street, measured from the center line of said street. Areas included in the Class I Zone area are included in Attachment 1.

4. Residential Class R shall include dwellings, public parks or playgrounds, churches, schools, colleges, and other family oriented activities. Areas included in Class R Zone are:

All streets, roads, lanes and avenues not zoned for commercial, industrial or other purposes.

\*5. Proposed commercial and industrial buildings on property in Class B and Class I Zones will be presented to and approved by the City Planning Committee and the City Council and building permits issued.

6. Any and all other possible classifications must go before the City Council for approval.

PASSED AND APPROVED THIS THE 13th day of June, 1985.

ATTEST:

K. Dale Hicks  
K. Dale Hicks, Mayor

Virginia Lee  
Virginia Lee, City Clerk

ATTACHMENT 1

Commercial Class B

- a. Somerset Road from the south city limit to the north city limit.
  - b. Touchstone Street from Somerset Road to Dixon Rd.
  - c. FM 2790 from the west city limit to Somerset Rd.
  - d. Dixon Road from Somerset Road to the point where Dixon Road turns south.
  - e. FM 1604 east from Somerset Road to the east city limits.
  - f. FM 1604 from Somerset Road to a point 600 feet west.
  - g. Sixth Street east from Somerset Road to the property designated as school zone.
  - h. "K" Street from Somerset Road to 200 feet north of 1st Alley.
- Industrial Class I
- a. "K" Street 200 feet north of 1st Alley to the City Limits.
  - b. FM 1604 600 feet west of Somerset Road to City limits.

AMENDMENT TO ORDINANCE # 85-2

That Block # 9, lots # 3 thru 14, including the existing 20 ft easement be zoned as multi-family housing for the construction of apartments for the elderly.

PASSED AND APPROVED THIS 12th DAY OF NOVEMBER, 1992

*Paul G. Cuellar*  
PAUL G. CUELLAR  
MAYOR

*Diane De Hoyos*  
ATTEST: DIANE DE HOYOS  
CITY CLERK

SPECIAL MEETING OF THE CITY COUNCIL

CITY OF SOMERSET

SOMERSET COMMUNITY BUILDING

AUGUST 10, 1992

CONVENED 7:00 P.M.

ROLL CALL PRESENT: Mayor Paul G. Cuellar, Aldr. Albert Garses, Aldr. Max Hernandez, Aldr. Brad Wood, Aldr. Henry Al Garza, and Carol Koehler.

ZONING ORDINANCE CHANGE MOTION: Aldr. Carol Koehler/ Aldr. Albert Garses - To approve the re-zoning for P-115 property fronting Loop 1604 to be zoned as Light Industrially/ Commercial. Carried.

APPROVAL OF BID ON CITY PARK CONSTRUCTION MOTION: Aldr. Carol Koehler/ Aldr. Brad Wood - To approve \$3329 which is required towards the bid in order to start the construction. Carried.

INVOICE FOR PARK PLANS AND SPECIFICATIONS MOTION: Aldr. Max Hernandez/ Aldr. Henry Al Garza - To approve payment to Urban Design Group for plans and specifications for a total of \$3,900. Carried.

ADJOURN MOTION: Aldr. Albert Garses/ Aldr. Henry Al Garza - To adjourn the meeting. Carried.

TIME 9:23 P.M.